

MAYOR & COUNCIL AGENDA COVER SHEET

MEETING DATE:

June 16, 2003

CALL TO PODIUM:

Mark DePoe

RESPONSIBLE STAFF:

Mark DePoe,
Long Range Planning Director

AGENDA ITEM:
(please check one)

	Presentation
	Proclamation/Certificate
	Appointment
	Public Hearing
	Historic District
	Consent Item
	Ordinance
X	Resolution
X	Policy Discussion
	Work Session Discussion Item
	Other:

PUBLIC HEARING HISTORY:

(Please complete this section if agenda item is a public hearing)

Introduced	
Advertised	4/18/2003
	4/25/2003
	4/30/2003
Hearing Date	5/05/2003
Record Held Open	6/09/2003
Policy Discussion	6/16/2003

TITLE: SDP-03-003

Policy Discussion and Resolution Approving Schematic Development Plan for MedImmune – Phase II and III (final build out of project), in the Quince Orchard Park Development

SUPPORTING BACKGROUND:

The applicant, MedImmune, Inc. (Randall Turner), has submitted a Schematic Development Plan (SDP) application SDP-03-003. The application requests approval of a SDP, known as MedImmune – Phase II and III, in the Ridges section of the Quince Orchard Park (QOP) development in Gaithersburg, Maryland. The plan includes 531,300 square feet of 3 to 5 story office/laboratory buildings, a 3 to 5 level parking garage with approximately 1,623 spaces and surface parking on 22.80 acres (or 993,187 square feet) of land located adjacent to and north of Great Seneca Highway and south of Orchard Ridge Drive in the Mixed Use Development (MXD) Zone. The 1997 Master Plan, Neighborhood Four, designates the Ridges as commercial /industrial-research-office use.

The Mayor & Council and Planning Commission held their Joint Public Hearing on May 5, 2003. Pursuant to the direction of the Mayor and City Council, the applicant met with the QOP community on May 22, 2003 to discuss the project. The Mayor and City Council and Planning Commission held a joint work session on May 27, 2003. The Planning Commission at their June 4, 2003 meeting reviewed the proposed SDP and has forwarded their recommendation of approval to the Mayor and City Council. The applicant has agreed to the proposed conditions as recommended by the Planning Commission.

The Planning Commission record was closed as of May 29, 2003. The Mayor and City Council record was closed as of June 9, 2003. Per the discussions from the joint work session and the Planning Commission recommendation of approval, staff has drafted and attached a resolution approving the Schematic Development Plan SDP-03-003 including the recommendations of approval by the Planning Commission and City staff for the Mayor and City Council to review.

Attached:

Exhibit 1: Planning Commission Staff Report
Exhibit 2: Communication: Planning Commission
Exhibit 3: Resolution Approving SDP-03-003

DESIRED OUTCOME:

Policy Discussion. Adopt the Resolution Approving SDP-03-003

STAFF COMMENTS FOR PLANNING COMMISSION

MEETING DATE: JUNE 4, 2003

SCHEM. DEV. PLAN: **SDP-03-003**

TITLE: **Medimmune Phases II & III**

REQUEST: **RECOMMENDATION TO M&C**
SDP for 3-5-Story (531,300SF) Office/Lab
Bldgs., 4-Level Garage with
Approx. 1,623 Spaces & Surface Parking
on 22.80 Acres

LOCATION: Quince Orchard Park - Ridges Section
North of Great Seneca Hwy.

ZONE: MXD (Mixed Use Development)

APPLICANT/REPRESENTATIVE/ATTORNEY/DEVELOPER: (as
applicable)

Applicant: Quadrangle Development Corporation

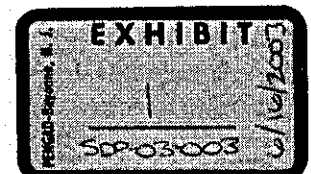
STAFF PERSON: Mark DePoe, Long-Range Planning Director

Enclosures:

Staff Comments

Exhibit # 1: Schematic Development Plan

Exhibit # 2: Architectural Site Plan and Elevations



STAFF COMMENTS

Request

The applicant, MedImmune, Inc. (Randall Turner), has submitted a Schematic Development Plan (SDP) application SDP-03-003. The application requests approval of an SDP, known as MedImmune - Phase II and III, in the Quince Orchard Park (QOP) development in Gaithersburg, Maryland. The plan includes 531,300 square feet of 3 to 5 story office/laboratory buildings, a 4 level parking garage with approximately 1,623 spaces and surface parking on 22.80 acres (or 993,187 square feet) of land. The 22.80 acre parcel is adjacent to and north of Great Seneca Highway and south of Orchard Ridge Drive in the Ridges section of the QOP development in the Mixed Use Development (MXD) Zone. The 1997 Master Plan, Neighborhood Four, designates the Ridges as commercial /industrial-research-office use.

Background

On December 20, 1993, Zoning Map Amendment Z-275 was approved by the Mayor and Council and rezoned the entire Quince Orchard Park property to MXD. The Z-275 Sketch Plan for the Ridges section of Quince Orchard Park consists of approximately 34.6 acres and is designated for office use. The Ridges section allows for a building height of 4-7 stories 300,000 - 500,000 square feet of office use. The 1997 Master Plan, Neighborhood Four, designates the Ridges as commercial /industrial-research-office use.

On December 17, 2001, the Mayor and City Council approved Zoning Map Amendment Z-275(C) transferring 355,000 square feet of potential development from the Meadows to the Ridges section of the QOP development to allow for the future build-out of the 750,000 sq. ft. MedImmune corporate facility. SDP-01-002 to allow for MedImmune - Phase I was approved by the Mayor and City Council on July 2, 2001. The Planning Commission approved the site plan SP-01-0010 on August 15, 2001 for Phase I of the MedImmune project consisting of 218,700 sq. ft. of office and laboratory space.

The Planning Commission and the Mayor and Council held a joint public hearing on May 5, 2003 and a joint work session on May 27, 2003 for the SDP-03-003 application. The applicant met with the residents of the Quince Orchard Park development on May 26, 2003. The Mayor and Council are scheduled to hear the Planning Commissions recommendations on June 16, 2003.

Staff Analysis

Stormwater Management

The Stormwater Management for the subject site is to be provided by the existing SWM Facility located to the north of the site. The applicant will be required to work with the City of Gaithersburg Department of Public Works Parks Maintenance and Engineering (PWPME) regarding the Stormwater Management Facility during the site development stage. The SWM Facility must be reviewed and approved by PWPME.

Access & Traffic

The applicant is providing three access locations to the site. The first access point connects to Orchard Ridge Drive directly north of the subject site and is a full movement intersection. The second access point connects to Orchard Ridge Drive east of the subject site and is a right-in/right-out only intersection. However, the roadway for the second access point goes through the proposed site for a Corridor Cities Transitway (CCT) transit station. This access is considered temporary and may need to be eliminated if the property is to be used as part of the CCT project. The third access point connects to Great Seneca Highway southwest of the subject site and is a right-in/right-out only intersection. The applicant has received approval from the State Highway Administration of the location and design of the access to Great Seneca Highway.

Prior to the issuance of use and occupancy for any new construction, other than the approved 218,700 sq. ft per site plan SP-01-0010, the full build-out of Orchard Ridge Drive and the final design and timing of the traffic signal at the intersection of Orchard Ridge Drive and Great Seneca Highway for the full build-out of Orchard Ridge Drive must be completed.

The applicant shall be required to submit an access and circulation study for the site at the final development stage. The study must be reviewed and approved by staff and PWPME. The intent of the study is to review the Orchard Ridge Drive/two access drives, Great Seneca Highway/access drive and Great Seneca Highway/Orchard Ridge Drive intersections.

Public Works has received several comments regarding traffic calming at the intersection of Winter Walk Drive and Orchard Ridge Drive. The addition of raised crosswalks could provide sufficient traffic calming for this intersection. Further review of this intersection and the addition of raised crosswalks should be completed.

Pedestrian Circulation

Staff will work with the applicant regarding pedestrian connections. It has always been staff's position that good pedestrian connection is provided to adjacent properties/uses and existing pathways. Connections to the future transit location, Orchard Ridge Drive and Great Seneca Highway are possible and will be reviewed.

NRI/FSD

The applicant has submitted a natural resource inventory/forest stand delineation. Staff is still reviewing the plan. There is a stream, floodplains and wetlands existing to the east of the subject site. The floodplain and wetlands closest to the subject site are located within the 100' stream valley buffer.

A forest conservation plan for the entire Quince Orchard Park (QOP) development has not been updated from the MedImmune - Phase I site plan. Currently, there is approximately 11 acres of required reforestation and afforestation unaccounted for in the Quince Orchard Park development. The final forest conservation plan for the entire

Quince Orchard Park development must be submitted and approved to determine the location of the required reforestation and afforestation of the QOP development, the required reforestation and afforestation of the MedImmune project, and any possible impact to the MedImmune development plans.

Staff Recommendation

The Planning Commission is providing a recommendation to the Mayor and Council for this application tonight. **The Planning Commission must close the record prior to proceeding with their recommendations.**

Staff finds that this application is in conformance with the MXD, Mixed Use Development of the City's zoning regulations, and recommends APPROVAL of the plan with the following conditions.

1. Obtain approval of the final forest conservation plan from Staff. No disturbance to the stream valley buffer, wetlands and floodplains is proposed or permitted on site.
2. Provide an access and circulation study for the site at the final development stage. The study must be reviewed and approved by Staff and PWPME to the Orchard Ridge Drive/two access drives, Great Seneca Highway/access drive and Great Seneca Highway/Orchard Ridge Drive intersections.
3. Obtain approval of preliminary storm water management plan from the City Department of Public Works, Park Maintenance and Engineering prior to submission of site development plans.
4. Prior to the issuance of use and occupancy for any new construction over 1.1 million square feet of the Quince Orchard Park development, Orchard Ridge Drive must be completed.
5. Review possible addition of raised crosswalks at the intersection of Winter Walk Drive and Orchard Ridge Drive. If found necessary, the raised crosswalks should be completed as part of the Orchard Ridge Drive build-out.

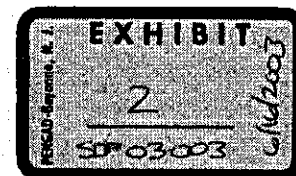
COMMUNICATION: PLANNING COMMISSION**MEMORANDUM TO:** Mayor and City Council**VIA:** David Humpton, City Manager**FROM:** Mark DePoe, Long-Range Planning Director**DATE:** June 10, 2003**SUBJECT:** SDP-03-003 -- Medimmune, Inc.

Application for approval of a Schematic Development Plan (SDP), known as Medimmune – Phase II and III, in the Quince Orchard Park development in Gaithersburg, Maryland. The plan includes a 3 to 5 story office/laboratory building, a 4-level parking garage with approximately 1,623 spaces and surface parking on 22.80 acres (or 993,187 square feet) of land. The 22.80-acre parcel is adjacent to and north of Great Seneca Highway and south of Orchard Ridge Drive in the Ridges section of the Quince Orchard Park development in the Mixed Use Development (MXD) Zone.

At its regular meeting on June 4, 2003, the Planning Commission made the following motion:

Commissioner Levy moved, seconded by Commissioner Bauer, to recommend SDP-03-003 for approval to the Mayor and City Council, with the following conditions:

1. Applicant is to obtain approval of the final forest conservation plan from staff before site plan approval. No disturbance to the stream valley buffer, wetlands and floodplains is proposed or permitted on site;
2. Applicant is to provide an access and circulation study for the site at the final development stage. The study is to be reviewed and approved by staff and PWPM&E to the Orchard Ridge Drive/two access drives, Great Seneca Highway/access drive and Great Seneca Highway/Orchard Ridge Drive intersections;

Planning Director Jennifer Russel

3. Applicant is to obtain approval of preliminary storm water management plan from the DPWPM&E before submission of site development plans;
4. Orchard Ridge Drive is to be completed prior to the issuance of use and occupancy for any new construction over 1.1 million square feet of the Quince Orchard Park development; and
5. Applicant is to review possible addition of raised crosswalks at the intersection of Winter Walk Drive and Orchard Ridge Drive. If found necessary, the raised crosswalks are to be completed as part of the Orchard Ridge Drive build-out.

Vote: 4-0 (Absent: Hicks)

RESOLUTION NO. _____

RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF GAITHERSBURG GRANTING APPROVAL FOR SCHEMATIC DEVELOPMENT PLAN SDP-03-003, KNOWN AS MEDIMMUNE PHASE II and III, IN THE RIDGES SECTION OF THE QUINCE ORCHARD PARK DEVELOPMENT ZONED MIXED USE DEVELOPMENT (MXD). APPROVAL OF THIS SCHEMATIC DEVELOPMENT PLAN PERMITS CONSTRUCTION OF A THREE TO FIVE STORY 531,300 SQUARE FEET OFFICE/LABORATORY BUILDING AND A SINGLE THREE TO FIVE LEVEL PARKING GARAGE.

SDP-03-003

OPINION

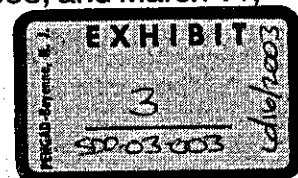
This matter has come before the Mayor and City Council for approval of a schematic development plan (SDP) for land zoned Mixed Use Development (MXD). The City Council's authority in this matter is pursuant to Section 24-160D.9(b)(3) of the City of Gaithersburg Zoning Ordinance (Chapter 24 of the City Code), which authorizes the City Council and Planning Commission to conduct public hearings on a schematic development plan application following appropriate notification procedures, and to take action on the application within ninety (90) days of the close of the hearing record, following receipt of a recommendation by the City Planning Commission.

The subject case involves approximately 22.80 acres (or 993,187 square feet) of land and concerns the development of the Ridges Section, Quince Orchard Park (QOP) development. The SDP application was submitted to the City Planning and Code Administration, and City Planning Commission on April 6, 2001. This application was designated as SDP-03-003 and presently requests approval for the development of three (3) to five (5) story 531,300 square feet office/laboratory buildings, a single three (3) to five (5) level parking garage, surface parking and relevant landscaping and site improvements.

OPERATIVE FACTS

A. Background

The subject property ("Property") was annexed into the City of Gaithersburg on October 22, 1982 as part of an annexation agreement in conjunction with the approval of Annexation Application X-129 to annex approximately 212 acres of land and to simultaneously classify it in its entirety in the I-3 Zone. The annexation agreement has been amended on August 5, 1991, March 19, 1996, September 15, 1998, and March 11, 2002.



On December 20, 1993, the Property was rezoned as part of the Zoning Map Amendment application Z-275 approved by the Mayor and Council to rezone 173.87 acres known as the Quince Orchard Park property to MXD (Mixed Use Development) and further to approve a sketch plan. The Property is located in the Ridges section of the approved sketch plan. The 1997 Master Plan for the area affixed a commercial/industrial/research/office land use designation to the Ridges section.

On December 17, 2001, the Mayor and City Council approved Zoning Map Amendment Z-275(C) transferring 355,000 square feet of potential development from the Meadows to the Ridges section of the QOP development to allow for the future build-out of the 750,000 sq. ft. MedImmune corporate facility. The Ridges section consists of approximately 34.9 acres of land and is approved for 300,000 to 855,000 square feet of office on the adopted Sketch Plan.

Existing within the Ridges section is a 105,000 square feet three (3) story office building. On July 2, 2001, the Mayor and City Council approved SDP-01-002 to allow for the development of MedImmune - Phase I. The Planning Commission approved the site plan SP-01-0010 on August 15, 2001 for Phase I of the MedImmune project consisting of 218,700 sq. ft. of office and laboratory space, a three (3) level parking garage, surface parking and relevant landscaping and site improvements. Phase I of the MedImmune project is currently under construction.

B. Current Application:

On April 18, 2003, the applicant, MedImmune, Inc., submitted a Schematic Development Plan (SDP) application SDP-03-003. The application requests approval of a SDP, known as MedImmune - Phase II and III, in the Quince Orchard Park development in Gaithersburg, Maryland. The plan includes 531,300 square feet of three (3) to five (5) story office/laboratory buildings, a single three (3) to five (5) level parking garage with approximately 1,623 spaces and surface parking on 22.80 acres (or 993,187 square feet) of land located adjacent to and north of Great Seneca Highway and south of Orchard Ridge Drive in the Mixed Use Development (MXD) Zone. The 1997 Master Plan, Neighborhood Four, designates the Ridges as commercial/industrial-research-office use.

The Mayor & Council and Planning Commission held their Joint Public Hearing on May 5, 2003 at which time evidence was received on the subject application. The applicant presented updated and revised architectural design and schematic development plan for the proposed SDP development and discussed MedImmune's decision to request approval of the remaining allowable square footage (531,300 square feet) for their corporate headquarters and research and development facility at Quince Orchard Park. The overall development of the MedImmune project is for a 750,000 square foot office/laboratory facility with two parking garages and surface parking to be developed in multiple phases, as needed. Phase I of the MedImmune project consisting of 218,700 square feet of office and laboratory space and a three (3) level parking garage was approved by the Planning Commission and is currently under construction.

The proposal before the Mayor and City Council and Planning Commission is for MedImmune Phase II and III development of 531,300 square feet of office/laboratory space, to include 411,300 square feet of office and 120,000 square feet for laboratory

purposes, and the second garage structure. The proposed office and laboratory buildings are to be interconnected with each other and the Phase I buildings creating one whole and connected structure. The office buildings for this structure are to be five (5) stories and the laboratory buildings are to be three (3) stories. The proposed garage is one structure in which half of the structure is three (3) levels and the other half is five (5) levels. The majority of parking levels for this proposed garage are to be located below ground level so as not to impact the view of the office buildings from Great Seneca Highway and the Kentlands development.

The MedImmune Phase II and III development is within the confines of the overall Quince Orchard Park development limits of the approved sketch plan and the 300,000 – 855,000 square feet of development limits permitted in the Ridges section. With the existing 105,000 square foot office building and the approved 218,700 square foot office/laboratory building of MedImmune Phase I, the Ridges section of the Quince Orchard Park development is permitted 531,300 square feet of development, exclusive of the parking structures.

During the joint public hearing, the main concerns of the Mayor and City Council and Planning Commission were the revised building design and meeting with the Quince Orchard Park community. At the conclusion of the joint public hearing, the Planning Commission agreed to hold their record open until May 16, 2003 and the Mayor and City Council agreed to hold their record open until May 28, 2003.

Pursuant to the direction of the Mayor and City Council, the applicant met with the QOP community on May 22, 2003 to discuss the project. Approximately 30 residents attended this community meeting. Following the community meeting, the Quince Orchard Park HOA President Troy Kennedy emailed the Mayor and City Council concerning the meeting on May 23, 2003.

The email thanked the Mayor and City Council for arranging the meeting between the Quince Orchard Park community and MedImmune on behalf of the Quince Orchard Park Community Association. The email further stated that "the residents found the meeting both informative and helpful as MedImmune representatives explained their plans for the development site and answered questions on items such as the company's business and history and anticipated noise and light emissions from the buildings. All questions posed by the community were answered. The meeting was viewed by the community as a positive step for the area and the conversations addressed the community's concerns." The remaining concern of the residents were in regards to MedImmune traffic as it relates to ingress/egress of MedImmune employees and that MedImmune will continue to work with the community regarding construction impacts, such as, tracking mud from the site onto the surrounding roadways.

The Mayor & Council and Planning Commission held a Joint Work Session on May 27, 2003. Prior to any discussion or testimony the Planning Commission agreed to reopen their record. Staff discussed the background of the Quince Orchard Park development as it relates the Ridges section and the allowable development range of 300,000 to 855,000 square feet and the intent of MedImmune to obtain approval of the schematic development plan SDP-03-003 for Phase II and III of the MedImmune project. Mr. Randall Turner, representing MedImmune Inc., presented the proposed SDP and building

elevations and discussed the operations of the MedImmune project. Mr. Turner further addressed the ingress/egress concerns of the residents and explained the location and operations of the three access locations for the MedImmune project and the minimal impact to the residential community. At the conclusion of the joint work session, the Planning Commission voted to hold their record open until May 29, 2003 and the Mayor and City Council voted to extend their record until June 9, 2003.

The Planning Commission reviewed the proposed SDP-03-003 at their June 4, 2003 meeting. Based on their review of the evidence, the Planning Commission forwarded their recommendation of approval to the Mayor and City Council, with the following conditions.

1. Applicant is to obtain approval of the final forest conservation plan from staff before site plan approval. No disturbance to the stream valley buffer, wetlands and floodplains is proposed or permitted on site;
2. Applicant is to provide an access and circulation study for the site at the final development stage. The study is to be reviewed and approved by staff and PWPM&E to the Orchard Ridge Drive/two access drives, Great Seneca Highway/access drive and Great Seneca Highway/Orchard Ridge Drive intersections;
3. Applicant is to obtain approval of preliminary storm water management plan from the DPWPM&E before submission of site development plans;
4. Orchard Ridge Drive is to be completed prior to the issuance of use and occupancy for any new construction over 1.1 million square feet of the Quince Orchard Park development; and
5. Applicant is to review possible addition of raised crosswalks at the intersection of Winter Walk Drive and Orchard Ridge Drive. If found necessary, the raised crosswalks are to be completed as part of the Orchard Ridge Drive build-out.

The Mayor and Council held their Policy Discussion for SDP-03-003 on June 16, 2003. The Mayor and City Council reviewed the findings, conclusions and recommendations of approval by the City Planning Commission and City staff.

C. Evaluation and Findings

In reviewing the subject application for approval of SDP-03-003, the City Council finds the proposal to be substantially in accordance with all of the requirements of the Mixed Use Development (MXD) Zone that are set forth in Chapter 24 Article III Division 19 of the City Zoning Ordinance. The City Council also finds the subject application in accordance with the Neighborhood Four Master Plan, and the principles established for development in the City's Smart Growth Policy element of the Master Plan. The City Council agrees with the findings, conclusions and recommendations of approval by the

City Planning Commission and City staff. The City Council finds those recommendations to be well reasoned and adopts and incorporates their findings as part of this action.

The City Council finds that the proposed 531,300 square feet of development, in conjunction with existing development, is substantially in accord with the approved sketch plan. The combined total development is within the 300,000 to 855,000 square feet of office space on the adopted Sketch Plan. It is, further, the City Council's finding that SDP-03-003, MedImmune-Phase II and III, as proposed in its current form and as stipulated above includes three (3) to five (5) story 531,300 square feet office/laboratory buildings, a single three (3) to five (5) level parking garage, surface parking and relevant landscaping and site improvements is compatible and harmonious with existing and planned uses in the subject site and adjacent areas, in terms of the nature and intensity of uses, their location and interrelationship with community features of the subject site and adjacent areas. The subject SDP is harmoniously integrated in an orderly fashion into the overall comprehensive planning and development envisioned for this area. The City Council believes that the overall density, office/laboratory use and siting of the office/laboratory buildings and parking structure provide a compatible form of development.

The City Council further finds that the level of development reflected by this SDP can be accommodated adequately by existing and planned public facilities. There is no evidence to indicate that public water, sewer, and transportation facilities could not adequately handle the needs of this development. To the contrary, it appears that the capacities of the public facilities are adequate to handle the impact of this development in a safe and efficient manner.

In conclusion, the City Council finds SDP-03-003, as submitted in accordance with Section 24-160D.9 and hereunto conditioned, is in the public interest and should be approved due to the presence of sufficient evidence in the record to indicate that the subject SDP conforms to the sketch plan, has accomplished the purposes of the MXD Zone, reflects an internally and externally compatible form of development, and is consistent with the purpose of the Neighborhood Four Land Use Plan, the Smart Growth Policy element of the Master Plan, as well as generally accepted city planning and land use policies, subject to the applicant complying with the conditions stated in this Resolution.

SCHEMATIC DEVELOPMENT PLAN (SDP-03-003)

RESOLUTION

NOW, THEREFORE BE IT RESOLVED by the City Council of Gaithersburg, that SDP-03-003, being an application filed by MedImmune Inc, requesting approval of Medimmune-Phase II and III located within the Ridges section of the Quince Orchard Park development, that consists of the above office/laboratory buildings, and parking garage, is hereby approved with the following conditions.

1. Applicant is to obtain approval of the final forest conservation plan from staff before any further site plan, or amendment thereto, is submitted or approved by the Planning Commission. No disturbance to the stream valley buffer, wetlands and floodplains is proposed or permitted on site;
2. Applicant is to provide an access and circulation study for the site at final development stage. The study must be reviewed and approved by staff and PWPM&E with respect to the Orchard Ridge Drive/two access drives, Great Seneca Highway/access drive and Great Seneca Highway/Orchard Ridge Drive intersections;
3. Applicant is to obtain approval of preliminary storm water management plan from the DPWPM&E before any further site plan, or amendment thereto, is submitted or approved by the Planning Commission;
4. Orchard Ridge Drive is to be completed prior to the issuance of use and occupancy for any new construction over 1.1 million square feet of the Quince Orchard Park development; and
5. Applicant is to work with the City staff to review the need for the possible addition of raised crosswalks at the intersection of Winter Walk Drive and Orchard Ridge Drive. If found necessary, the raised crosswalks are to be completed as part of the Orchard Ridge Drive build-out.

ADOPTED by the Mayor and City Council of Gaithersburg, Maryland, on the 16th day of June, 2003.

Sidney A. Katz, Mayor
City of Gaithersburg

THIS IS TO CERTIFY that the foregoing Resolution was adopted by the City Council in public meeting assembled on the 16th day of June, 2003.

David B. Humpton, City Manager